

**CITY OF MONTEREY PARK  
DESIGN REVIEW BOARD AGENDA**

**REGULAR MEETING**

**Monterey Park City Hall Council Chambers  
320 West Newmark Avenue  
Monterey Park, CA 91754**

**TUESDAY  
MARCH 15, 2016  
7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

**PUBLIC COMMENTS ON AGENDA ITEMS**

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

**CALL TO ORDER – Chair Allen Wong**

**ROLL CALL – Vice-Chair Wally Tsui, Member Eric Brossy de Dios, Joseph C. Reichenberger and Celeste Morris Nguyen**

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

**ORAL AND WRITTEN COMMUNICATIONS**

**MINUTES – January 5, 2016 & February 16, 2016**

**[1.] UNFINISHED BUSINESS – None**

**[2.] NEW BUSINESS**

**2-A. ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 721 EAST EMERSON AVENUE (DRB-16-08)**

The applicants, Daniel Pang and Monica Chow, are requesting design review approval for a residential addition that will result in a total square footage of 2,000 square feet or more at 721 East Emerson Avenue in the R-2 (Medium-Density Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-16-08) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

**2-B. ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 654 SOUTH LINCOLN AVENUE (DRB-16-07)**

The applicants, Luong Luc, are requesting design review approval for a residential addition that will result in a total square footage of 2,000 square feet or more at 654 South Lincoln Avenue in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-16-07) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

**2-C. NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING AND A DETACHED SINGLE-STORY SECOND-UNIT – 1668 VAGABOND DRIVE (DRB-16-05)**

The applicant, Steve Sun, on behalf of the property owner, is requesting design review approval for the construction of a new primary 3,950 square foot 2-story single-family residential dwelling with an attached 3-car garage and a detached 941 square foot single-story second-unit with an attached 2-car garage at 1668 Vagabond Drive in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;

- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-16-05) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

**2-D. NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 1038 WEST GARVEY AVENUE (DRB-16-04)**

The applicant, Larry Tian, is requesting design review board approval for the construction of a new 2-story single-family residential dwelling with an attached 2-car garage at 1038 West Garvey Avenue in the R-3 (Medium-Density Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 New Construction or Conversion of Small Structures.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-16-04) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.


**[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS**

**[4.] ITEMS FROM STAFF**

**ADJOURN:**

To the next regularly scheduled meeting on April 5, 2016.

APPROVED BY:

MICHAEL A. HUNTLEY	
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# Design Review Board Staff Report

**DATE:** March 15, 2016

**AGENDA ITEM NO:** 2-A

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** Addition to single-family residential dwelling greater than 2,000 square feet – 721 East Emerson Avenue (DRB-16-08)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-16-08) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicants, Daniel Pang and Monica Chow, are requesting design review approval for a residential addition that will result in a total square footage of 2,000 square feet or more. The property is zoned R-2 (Medium Density Residential) and is designated MDR (Medium Density Residential) in the General Plan.

### **Property Description**

The property is located on the northwest corner of the East Emerson Avenue and Gladys Avenue. The lot is 6,634 square feet in size, and is currently developed with a 1,055 square feet one-story single-family dwelling with a detached 2-car garage.

To the north, south, east and west are R-2 zoned properties developed with single-family residential properties. The design and character of the surrounding residential dwellings is a mid-century architectural style, consisting of single and two-story dwellings with detached 2-car garages built in the 1950's.

### **Project Description**

The proposed project includes adding 481 square feet to the first floor and a 1,132 square feet second floor addition to an existing one-story single-family dwelling and

interior remodel. The total living area will be 2,668 square feet. Based on the lot area of 6,634 square feet, the maximum living area that can be built is 2,668 square feet. The building height of the dwelling will remain at 26 feet 4 inches. The R-2 zone allows for a maximum building height of 30 feet. The proposed addition will meet the required first floor setbacks of 5 feet from the interior side (east and west), second floor setback of 10 feet from interior side (east and west), 25 feet from the front (south), and 25 feet from the rear (north) property lines.

The first floor addition and remodel includes increasing the size of the existing living room and kitchen and adding a new bathroom. The second floor includes a bedroom, bathroom, master bedroom with an on-suite, open den area, and laundry room.

### Architecture

The existing house was built in 1939 and has a mid-century architectural style with a gable roof style. The applicant is proposing to a contemporary architectural style with a hipped roof style.

The roof will have brown light weight roof tiles (Eagle Roof Tile – Pewter Gray, bronze, and tan – ICC-ESR #1900). The roof fascia boards will be wood painted white (Benjamin Moore - White). The exterior building walls will be treated with dark beige sand finish stucco (La Habra – Shamrock – 44 Inca Beige). The windows will be white vinyl frame, dual pane, single sliders (Milgard). The window moldings will be foam with sand finish stucco painted dark greenish grey (Benjamin Moore – Devonshire Green). The front door will be a double, glass panel fiberglass doors in a contemporary style (Jeld-Wen) painted red (Benjamin Moore – Pomegranate). The square fiberglass front porch columns will be painted dark beige to compliment the stucco color. The front porch railings will be 36 inches tall pre-cast balusters painted white.

### Landscaping

No alternations are proposed to existing landscape and irrigation system. The current landscaping includes sod and shrubs. A condition of approval has been included to maintain the current landscaping and irrigation system.

### **CONCLUSION:**

Staff reviewed the application and believes the proposed addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style, which fits within the character of the neighborhood.

### **Environmental Assessment**

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

Respectfully submitted,



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Michael A. Huntley  
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the plans date-stamped February 26, 2016, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a first floor and second story addition and interior remodel and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. At the time of plan check, the site plan must show the location of the HVAC condenser unit. The HVAC condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All landscaped areas and existing irrigation system must be properly maintained at all times.
11. The plan check elevation plans must show roof drainage, such as gutters and downspouts painted to match the fascia boards, subject to the review and approval of the Planner.
12. The windows and doors specifications, including dimensions, materials, style, trim material, and colors, must be included in the plan submitted for construction plan check.





# Design Review Board Staff Report

**DATE:** March 15, 2016

**AGENDA ITEM NO:** 2-B

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** Addition to single-family residential dwelling greater than 2,000 square feet – 654 South Lincoln Avenue (DRB-16-07)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-16-07) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Luong Luc, is requesting design review approval for a residential addition that will result in a total square footage of 2,000 square feet or more. The property is zoned R-2 (Medium Density Residential) and is designated MDR (Medium Density Residential) in the General Plan.

### **Property Description**

The property is located three lots south of the southeast corner of Kempton Avenue and South Lincoln Avenue. The lot is 7,030 square feet in size, and is currently developed with a 1,171 square feet one-story single-family dwelling with a detached 2-car garage.

To the north, south, east and west are R-2 zoned properties developed with single-family residential properties. The design and character of the surrounding residential dwellings is a mid-century architectural style, consisting of single and two-story dwellings with detached 2-car garages built in the 1950's.

### **Project Description**

The proposed project includes 1,021 square feet two-story addition to an existing one-story single-family dwelling and interior remodel. The total living area will be 2,592

square feet. Based on the lot area of 7,030 square feet, the maximum living area that can be built is 2,812 square feet. The building height of the dwelling will remain at 25 feet 10 inches. The R-2 zone allows for a maximum building height of 30 feet. The proposed addition will meet the required first floor setbacks of 5 feet from the interior side (east and west), second floor setback of 10 feet from interior side (east and west), 25 feet from the front (south), and 25 feet from the rear (north) property lines.

The first floor addition includes a new family room, dining room and laundry room. The second floor includes a new master bedroom with an on-suite.

### Architecture

The existing house was built in 1951 and has a mid-century architectural style with a Dutch hip roof style. The applicant is proposing to maintain the existing architectural style with a hipped roof style. The property owner is proposing to maintain the existing Dutch hip roof on the front south elevation; however, staff is recommending that the existing Dutch hip roof be redesign to a standard hip roof for a consistent roof style throughout the dwelling.

The roof will have dark grey roof shingles (Estate Grey). The roof fascia boards will be wood painted white (Behr – Maritime White EXC-89). The exterior building walls will be treated with grey sand finish stucco (La Habra – Shamrock – 14 Slate B-200). The windows will be white vinyl frame, dual pane, single sliders (Milgard) with white grid lines. The window moldings will be wood painted white (Behr – Maritime White EXC-89). The front door will be a white all panel fiberglass door in a traditional style (Jeld-Wen). There are existing wood shutters on the front south elevation that will be painted black (Behr – Black Space EXC-30). The exterior light fixture will be Franklin Iron Works (Hickory Point 12" High) in a black finish.

### Landscaping

No alternations are proposed to existing landscape and irrigation system. The current landscaping includes sod and shrubs. A condition of approval has been included to maintain the current landscaping and irrigation system.

### **CONCLUSION:**

Staff reviewed the application and believes the proposed addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style, which fits within the character of the neighborhood.

### **Environmental Assessment**

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

Respectfully submitted,



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Michael A. Huntley  
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the plans date-stamped February 26, 2016, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a first floor and second story addition and interior remodel and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. At the time of plan check, the site plan must show the location of the HVAC condenser unit. The HVAC condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All landscaped areas and existing irrigation system must be properly maintained at all times.
11. The plan check elevation plans must show roof drainage, such as gutters and downspouts painted to match the fascia boards, subject to the review and approval of the Planner.
12. The windows and doors specifications, including dimensions, materials, style, trim material, and colors, must be included in the plan submitted for construction plan check.



# Design Review Board Staff Report

**DATE:** March 15, 2016

**AGENDA ITEM NO:** 2-C

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Harald Luna, Assistant Planner

**SUBJECT:** New 2-story single-family residential dwelling and a detached single-story second dwelling unit – 1668 Vagabond Drive (DRB-16-05).

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-16-05) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Steve Sun, on behalf of the property owner, is requesting design review approval for the construction of a new primary single-family residential dwelling with an attached 3-car garage and a detached second dwelling unit with an attached 2-car garage at 1668 Vagabond Drive. The property is located on the north side of Vagabond Drive between Monterey Pass Road and Abajo Drive. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

According to Government Code § 65852.1 and Monterey Park Municipal Code (MPMC) § 21.08.040(J), a city may issue a permit for the construction of a Second Dwelling Unit, which is attached to or detached from a primary residence on a parcel zoned for a single-family residence, and the floor area of the detached dwelling unit does not exceed 1,200 square feet.

According to Government Code § 65852.150, the Legislature finds and declares that Second Dwelling Units are a valuable form of housing in California. Second Dwelling Units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create second dwelling units benefit from added

income, and an increased sense of security. It is the intent of the Legislature that any second-unit ordinances adopted by local agencies have the effect of providing for the creation of second units and that provisions in these ordinances relating to matters including unit size, parking, fees and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create second units in zones in which they are authorized by local ordinance.

### Site Analysis

The subject property has an L-shape with a lot area totaling 17,750 square feet in area, and is currently vacant. The surrounding properties to the north and west are single-family residential zoned properties with single-family residential dwelling units. To the south and east are light industrial/commercial buildings. The design and character of the surrounding residential dwellings consist of the mid-century tract architectural styles, consisting of single and two-story residential buildings with attached garages built in the late 1960's. The subject and adjacent properties are on a hillside and relatively flat land. The subject property is currently vacant.

### Project Description

The applicant is proposing to construct a new primary 3,950 square foot 2-story single-family residential dwelling with an attached 3-car garage and a detached 941 square foot single-story second dwelling unit with an attached 441 square foot 2-car garage. The subject site has a total lot area of 17,750 square feet. The total living area will be 4,891 square feet. Based on the lot area of 17,750 square feet, the maximum living area that can be built is 35% or 6,212 square feet. The proposed detached 941 square-foot second-unit is less than the 1,200 square-foot maximum allowed by the Government Code and the Zoning Code.

The proposed primary single-family residential dwelling and the detached second dwelling unit will meet the required front (west) and rear (east) 25-foot setback the required 5 foot side (north and south) setback areas for the first floor, and 10 foot side setback areas for the second floor. The R-1 zone allows for primary single-family residential units to be 2-stories with a maximum building height of 30 feet. The primary 2-story single-family residential dwelling will be 2-stories (26 feet 4 inches) in height. Per MPMC § 21.08.040(J) a second dwelling unit is limited to one story with an overall height of 15 feet. The second dwelling unit will be single-story (15 feet) in height.

According to the primary single-family residential dwelling floor plans, the first floor will have a foyer, living and dining room, family room, kitchen with a separate wok, a bedroom with bathroom, a powder room, laundry room, front porch, and an attached 3-car garage. The second floor will have a master bedroom with a bathroom and walk-in closet, two bedrooms with bathrooms, a theater room, playroom, and a deck. The second dwelling unit floor plan will have a living and dining room, kitchen, two bedrooms and two bathrooms, and an attached 2-car garage. According to MPMC § 21.22.050, a single-family residential dwelling with 5 bedrooms or more and over 3,000 square feet of living area require 3 enclosed garage parking spaces. According to MPMC § 21.08.040

(J), two off-street parking spaces in a garage is required for second dwelling units greater than 600 square feet of gross floor area. Parking designated for the second dwelling unit must be provided in addition to the minimum parking required for the primary unit. Designated second dwelling unit parking must be independent of parking provided for the primary unit and must be directly accessible to the second unit by a door or a paved pathway. Based on the number of bedrooms and total living area, the 2-story single-family residential dwelling will provide an attached 3-car garage, and the second dwelling unit will provide an attached 2-car garage meeting the off-street parking requirements.

Access to the off-street parking requirement will be provided by a new minimum 12-foot wide concrete driveway that will take direct access from Vagabond Drive. Entrance to the 3-car garage will be at a right angle (turn-in) and will provide 27 feet back-up space. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet. The proposed 3-car garage will provide an interior width of 31 feet and a depth of 20 feet 2 inches. The 2-car garage will provide an interior width of 20 feet 2 inches and a depth of 20 feet 2 inches.

### Architecture

The proposed architectural style is a contemporary architectural style which will be consistent with the existing architectural style of the surrounding neighborhood. While, the architectural style of the surrounding residential neighborhood has a variety of architectural styles, contemporary is not uncommon throughout the city. Also, within the vicinity of the subject property there are newer developments that have contemporary styles with similar exterior finishes and roofing materials which will be consistent with the proposed architectural style.

The primary unit and second dwelling unit elevations will consist of a combination of smooth stucco walls (La Habra Stucco with smooth finish) painted in a light brown color (Behr Desert Sandstorm BXC-43), and stone veneer siding (Superior). The stone veneer will be used as an accent on the bottom portion of the front elevations that wraps to the north and south side elevations.

Both units will have a hip roof design at varying heights with a front facing gable roof on the front porch. The roof will have a red-orange color light weight concrete roof tiles (Eaglelite Tiles: 426 Valencia – red orange, brown streaks). The first and second floor roof eaves will have wood fascias that will be painted in a brown color (Behr Classic Brown BXC-45). Although no rain gutters and downspouts are proposed staff has conditioned the project to have the applicant/property owner provide rain gutters and downspouts that will be painted to match the dwelling.

The applicant is proposing to use dual pane white vinyl frame windows with grids (Anderson, Type 100 series Vinyl, Color: white). The window trims will be stucco treated painted brown (Behr Classic Brown BXC-45). The main entry doors will be comprised of a solid core wood material stained in a dark brown finish with glazing (Millworkcity: M63 Traditional Series with ¾ Arched Strathmore Zinc Caming Lite ¾ Lite Zinc Strathmore



Sidelites). The exterior side door for the primary unit will be comprised of a solid wood door stained in a dark brown finish (Millworkcity: M65 Traditional Series with 5 Raised Panels). The garage door will be a sectional decorative metal door painted in a brown color (Clopay. Gallery Collection Garage Door with Arch window, Color Ultra Grain Medium). Decorative wall light fixtures will be incorporated into the design on the first floor of the primary and second-unit that will have a contemporary vintage lantern design (Franklin Iron Works Point 12" High Outdoor Light) to compliment the architectural design of the dwelling.

#### Landscaping

As part of the new construction of the 2-story single-family residential dwelling and the second dwelling unit, the property will include new landscaping throughout the property. The proposed landscaping will consist of artificial grass and plants. The proposed artificial grass (Lawn King) will be installed within the front, side and rear yard areas. The proposed plants will include 5-gallon minimum size Day Lily. The applicant is proposing a new drip irrigation system to minimize water run-off for the landscaped planter areas.

Furthermore, the applicant is proposing to install a new 4-foot high decorative split-face block wall adjacent to the east and west side property lines within the front yard area, and a 6-foot high concrete block wall behind the front yard area adjacent to the north (rear), east and west side property lines. The applicant is proposing a wrought-iron guard rail above the west side retaining wall. The wrought iron will be painted in a black color. Staff suggests that the wrought-iron fencing be painted in brown color to match the dwelling.

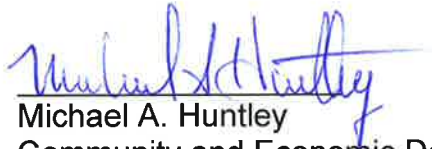
#### CONCLUSION:

Staff reviewed the application and believes the proposed project to construct a new primary 3,950 square foot 2-story single-family residential dwelling with an attached 3-car garage and a detached 941 square foot single-story second dwelling unit with an attached 441 square foot 2-car garage is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood.

#### Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley  
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation, roof and landscape plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped February 1, 2016, and the color renderings date-stamped March 8, 2016, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 3,950 square foot 2-story single-family residential dwelling with an attached 3-car garage and a detached 941 square foot single-story second-unit with an attached 441 square foot 2-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.
12. The plan check elevation plans must show the roof drainage, such as gutters and downspouts painted brown (Behr Classic Brown BXC-45) to match the fascia

boards, subject to the review and approval of the Planner.



# Design Review Board Staff Report

**DATE:** March 15, 2016

**AGENDA ITEM NO:** 2-D

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Harald Luna, Assistant Planner

**SUBJECT:** New 2-story single-family residential dwelling with an attached 2-car garage – 1038 West Garvey Avenue (DRB-16-04).

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-16-04) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Larry Tian, on behalf of the property owner, is requesting design review approval for the construction of a new 2,810 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is currently vacant and is located on the south side of West Garvey Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High Density Residential) in the General Plan.

### **Site Analysis**

To the north are single-family residential dwellings located within the City of Alhambra. To the south and east are single-family residential properties with single-family residential dwellings and to the west is a commercial market. The design and character of the surrounding residential dwellings consist of the Spanish, mid-century tract, and non-descriptive architectural styles, consisting of single-story residential buildings with attached and detached garages built from the 1920's up to the 1990's. The subject and adjacent properties are on a relatively flat land. The property had been developed with a single-family residential dwelling, but due to a fire, the dwelling was demolished.

### Project Description

The applicant is proposing to construct a 2,810 square foot two-story single-family residential dwelling with an attached 441 square foot 2-car garage. The subject site has a total lot area of 5,620 square feet. The total living area will be 2,810 square feet. Based on the lot area of 5,620 square feet, the maximum living area that can be built is 50% or 2,810 square feet.

The R-3 zone allows for 2-stories with a maximum building height of 30 feet. The proposed dwelling will be 2-stories (24 feet 7 inches) in height. The proposed residential dwelling will meet the required 25 foot front (north) and rear (west) yard setbacks, the required 5 foot side (west and east) setback areas for the first floor, and 10 foot side setback areas for the second floor.

According to the floor plans, the first floor will have a foyer, dining room, kitchen, family room, 2 bathrooms, 2 bedrooms, a covered patio, and an attached 2-car garage. The second floor will have a den and library area, a bedroom with a bathroom, a master bedroom with a bathroom, and a covered deck. Single-family residential dwellings with 4 bedrooms or less and under 3,000 square feet of living area require 2 enclosed garage parking spaces. Based on the number of bedrooms and total living area, the 2-story residential dwelling will provide a 2-car garage. Access to the 2-car garage will be provided by a new 16-foot wide driveway that will take direct access from Garvey Avenue.

### Architecture

The proposed architectural style is a contemporary architectural style. While, the architectural style of the surrounding residential neighborhood has a variety of architectural styles, contemporary is not uncommon throughout the city. Also, within the vicinity of the subject property there are newer developments that have contemporary styles with similar exterior finishes and roofing materials which will be consistent with the proposed architectural style. The proposed building elevation walls consist of a combination of sand finish stucco walls painted in cream color (La Habra Stucco: X-97, Base-200, 97 Pacific Sand 57), and stone veneer siding (El Dorado Stone: Culture Stone, Montecito Cliff Stone). The first and second floor of the dwelling will have a hip roof design at varying heights. The roof will have an orange color light weight concrete roof tiles (Eagle Roofing: Capistrano 3698 Kona Red Range). The first and second floor roof eaves will have wood fascias that will be painted in a brown color (Behr: Mink Haze MQ2-32) and decorative precast under eave molding painted light pink (Pacific Stone Precast Molding and Sill, Behr: So Shy MQ3-29). The rain gutters and downspouts will be comprised of a 6 inch galvanized box-gutter in a white color. Staff has placed a condition that would require the rain gutters and downspouts to be a brown color to match the dwelling walls and fascias.

The applicant is proposing to use dual pane white vinyl frame windows (Jeld-Win, Premium Vinyl Sliding, White color). The window trims and sills will be a decorative precast material with in a light pink color (Pacific Stone Precast Molding and Sill, Behr:

So Shy MQ3-29). The main entry door will be comprised of a decorative metal door with glazing and wrought-iron in a dark brown color (Jeld-Wen: Steel Glass, S818WHX/33). The garage door will be a sectional metal door painted white (Clopay: Model 76V w/Window Prairie 610, Standard White). The applicant is proposing to use decorative wall light fixtures on the first and second floors of the dwelling that will have a vintage design (Bellagio) to compliment the architectural design of the dwelling. Furthermore, the applicant is proposing a 3 foot high decorative combination stucco and stone veneer pilaster with precast concrete caps and wrought-iron fencing adjacent to the front and side property lines within the front yard area. The wrought-iron fencing will be painted in a dark brown color (Behr: Instant Classic MQ1-34).

### Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping and irrigation. The proposed landscaping will consist of a mixture of trees, plants and groundcovers. The proposed trees will include Crape Myrtle trees. The proposed plants and groundcovers will include Blue Fescue and Creeping Thyme. The irrigation system will consist of a water efficient drip irrigation system to minimize water run-off. Staff believes that the proposed contemporary architectural style with the proposed landscaped areas is in keeping with the residential character of the area.

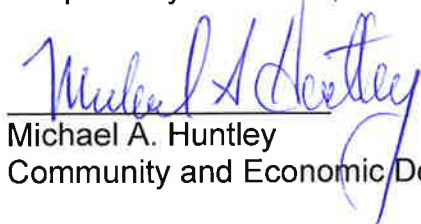
### CONCLUSION:

Staff reviewed the application and believes the proposed 2-story residential single-family dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood in that the architect has pulled architectural elements from other houses in the immediate area.

### Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley  
Community and Economic Development Director



Attachments:

Exhibit A: Conditions of Approval

Exhibit B: Site, floor, elevation, roof and landscape plans

Exhibit C: Color elevations

Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped March 8, 2016, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 2,810 square foot 2-story single-family residential dwelling with an attached 441 square foot 2-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.
12. The plan check plans must show roof drainage, such as gutters and downspouts to match the exterior building colors, subject to the review and approval of the Planner.